

Minutes of Meeting held in the A.C.R. Board Room on August 11, 1981 re leaks in the roof top parking deck at the Algo Centre at 151 Ontario Avenue, Elliot Lake, Ontario.

Present: N.J. Hirt, W.J. Pinnell, R. Leistner, P. Pappoulas - Algocen Realty
J. Keywan, Architect; J. Stanton, Canadian Barrier; D. Monroe and
P. Peterson, Harry S. Peterson Company Inc.

Mr. N.J. Hirt opened the meeting with a preamble of the leaking problem which we have experienced with the roof top parking deck at the Algo Centre in Elliot Lake and stated that the roof has never been waterproofed at anytime since it has been installed. Now, after over two years we still do not have a roof that does not leak.

The reason for this meeting is to be assured that a positive approach will be directed to find the cause of the leaking and have it repaired.

Mr. Hirt mentioned the fact that Woolco have brought in their own Engineers to assess the problem. They could very well refuse to pay rent, or they could have their own contractor make the repairs and charge them back to us.

Mr. Hirt noted that we should call Mr. Rodger Bowering and let him know the results of this meeting so that he is aware that positive action is being taken.

Another area of concern to Algocen is the fact that if water is allowed into the cores of the precast slabs and it freezes, it could cause severe structural damage.

Dave Monroe expressed their concern with the problems and assured the meeting that his company would do whatever is necessary to find the leaks and make the required repairs. To do this they must find the source of the water entering the deck.

D. Monroe mentioned the fact that there are two types of problems in every roof installation; the one being related to construction and the other to maintenance and that the construction problems are being dealt with as they show up but they have not been able to correct all these up to this date.

This is a particular concern with Algocen Realty because of the costly damage to ceiling tile, ceiling grid, drywall and paint finishes, plus the fact we have been invoiced from Woolco for thousands of dollars for damaged merchandise.

D. Monroe and P. Peterson did an inspection of the roof August 10, 1981 and found the major problem to be in the Woolco area on line #5 with smaller individual leaks throughout the building.

D. Monroe mentioned that the expansion joint at the escalator entrance was found to be defective in one area approximately three feet long where the material did not adhere to the concrete properly. He also mentioned that they are now working on leaks along line 16 which is in front of the escalator.

J. Keywan stated that on one of the jobs where they had a leaking problem they laid out the roof in a checkerboard design with small dams and flooded the different areas individually until they found the place where the water entered. They used a dye in the water to colour it so that it could be identified when it showed up below the deck. Jerry Stanton also recommended before this meeting that this method be used.

It was agreed that this method should be initiated to locate the leaks in the Woolco area.

J. Keywan suggested that the joints in this area be isolated and watered individually first as they are the most likely sources of leaking.

P. Peterson noted that there are some vertical cracks in the parapet wall in this area which could be a possible source of water entering. This too will be checked.

However, it was noted that the areas close to where the water comes through should be checked first and then worked out from there.

W. Pinnell asked for a schedule of when the work would commence. D. Monroe stated that they would continue to work on the small individual leaks this week and start the flooding program Monday August 17, 1981.

Attached is a list of leaks which were evident following each rain to the present time.

cc: To all present

W. Pinnell